

**MEETING MINUTES OF
PLANNING BOARD/BOARD OF ADJUSTMENT
OF HIGH BRIDGE BOROUGH**

Meeting Date: July 18, 2016 - **Meeting Time:** 7:30 P.M.

Meeting Location: High Bridge Rescue Squad, 95 West Main St, High Bridge, NJ 08829

1. CALL TO ORDER:

This is a regular meeting of the Planning/Zoning Board of the Borough of High Bridge. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon County Democrat on December 24th, 2015 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led presiding officer.

3. ROLL CALL:

Don Howell, absent; Keith Milne, present; Doug Walker, absent; Brent Dugan, present; John Moskway, absent; William Giordano, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, absent.

Alternate Pablo Delgado is sitting in as an alternate Board of Adjustment member.

There were eight members of the public present including press. Also present were Attorney Caldwell, Borough Planner, Darlene Green, Borough Engineer, Joseph Modzelewski

4. PUBLIC COMMENTS: None at this time.

5. READING AND APPROVAL OF MINUTES: June 20, 2016.

Motion to dispense with the reading of prior meeting minutes:

Motion: Giordano , Second: Moskway Voice vote: Six ayes

Motion passes.

Motion to approve the June 20, 2016 meeting minutes:

Motion: Walker, Second: Giordano Voice vote: Five ayes. One abstention

Motion passes.

6. VISITORS: none at this time

7. OLD BUSINESS:

A. Ordinance 2016-19 Amended Zoning Map and Land Use Ordinance to extend boundaries of R-4 high density residential zone to remove lot block 19, lot, 32.

Motion to accept amendment: Giordano; Second, Zappa

Don Howell, absent; Keith Milne, yes; Doug Walker, absent; Brent Dugan, yes; John Moskway, absent; William Giordano, yes; Chris Zappa, yes; Steve Dhein ,yes; Mark Desire, absent.

Five ayes, motion passes.

Councilman Zappa gave a brief overview of amendment to Ordinance 2016-19.

8. NEW BUSINESS: Public Hearing of PBapp 01-2016, applicant: Robert Fernandes, 20 Main Street, Block: 29.01 Lot: 3.

Motion to open public hearing: Giordano; Second, Milne

Voice vote: all ayes, Motion passes.

- Rob Fernandes-hearing of the High bridge Gateway application
- Property Location: Block 19, Lot 32, 20 Main Street, High Bridge, New Jersey, 08829

- Zoned for downtown business, DB zone
- The building purpose is retail space and rental apartments.
- Proper notice: Two hundred foot list and affidavit of publishing completed.
- A-1 view of proposed grounds and building submitted by Christopher Nusser, the applicant's engineer.

The attorney for Mr. Fernandes, Vincent Bisogno, gave an over view of the High Bridge Gateway project. He outlined the variances and exceptions that the applicant is seeking. Testimony was heard from Mr. Rob Fernandes, builder, and Mr. Christopher Nusser, engineer and planner.

Borough Attorney, William Caldwell, informed the applicant that with a seven member Board, he will need five affirmative votes. Being that there are only five members present at this meeting, Mr. Caldwell wanted the applicant to be made aware of this. The applicant's attorney confirmed that Mr. Fernandes is aware of this and will proceed with the hearing and waives any objections. Mr. Caldwell asked if Mr. Fernandes had any objections to any of the members on the Board, and Mr. Fernandes stated that he had no objections to any of the members.

Mr. Fernandes described the existing building on the lot on 20 Main Street and gave a history of previous structures that have existed on the property. He stated that he remediated the underground tanks in that building awaiting the administrative paperwork from the DEP. Mr. Fernandes also described the surrounding area. Mr. Fernandes stated this building will have one COAH unit. He also described the proposed building parking lot, the interior layout of the proposed building, specifically a including a handicapped adaptable apartment which would be located on the first floor of the building.

Comments and Questions:

Ken Halloran asked a question the height difference of the proposed building and that of 38 Main Street and inquired how many retail spaces the building would have. . Mr. Fernandes replied that the situation with roof is different because of sloping and that there would be one retail space.

Dennis Murphy asked about access to the parking lot from Main Street. Mr. Fernandes gave a detailed description of the parking lot access which satisfied Mr. Murphy. He also asked if the public would get a chance to comment again before a vote was taken by the Board. Mr. Caldwell stated that they would be permitted to comment.

Gabrielle Halloran had concerns regarding parking and stated that she is satisfied with the parking spaces allotted for the proposed building.

Susan Schessler asked if the building would allow dogs and Chairman Dhein stated that this was not an appropriate question at this time.

Darlene Green asked questions regarding the COAH unit. She inquired as to whether Mr. Fernandes would be conforming to the Uniform Housing Affordability Controls rules and retain a qualified administrative agent. Mr. Fernandes replied that he would. Ms. Green also inquired as to what income level the COAH unit would be and the response was moderate. She then asked if Mr. Fernandes if he would stipulate to the minimum 30 year deed restriction and he affirmed he would. Finally she asked if Mr. Fernandes acknowledged that there may be a nonresidential fee associated with the nonresidential space, and he did acknowledge this.

Mr. Nusser gave a brief description of his qualifications as a site engineer and planner. Mr. Nusser gave a description of the proposed building, sidewalks and parking lot. He also described the impervious coverage percentages of the proposed building. Mr. Nusser recalculated the percentage of impervious coverage based on comments made by the Borough engineer, Mr. Modzelewski. Mr. Nusser gave a detailed description of the existing conditions including landscaping. He described in detail the proposed additional on street parking as well as the proposed parking lot. Mr. Nusser also explained the proposed placement of the curb in relation to the slopes and grading on the property. Mr. Nusser also detailed the proposed drainage plans.

The Board had the following concerns with the applicant's testimonies.

- Roof height of the proposed building
- Number of COAH units
- Fence on the adjoining property/buffer fence
- Impervious coverage percentage
- Parking lot slopes/ need for a concrete wall versus curb
- Applicant's need for additional variances.

Based on concerns of the Board the applicant requested to continue the public hearing at the August meeting and gave the Board an extension until September 30, 2016.

Motion to continue the Public hearing until the September meeting: Giordano, Second: Delgado Don Howell, absent; Keith Milne, yes; Doug Walker, absent; Brent Dugan, yes; John Moskway, absent; William Giordano, yes; Pablo Delgado, yes; Steve Dhein, yes.
Five ayes, motion passes.

9. PUBLIC COMMENTS: None at this time.

10. ADJOURNMENT: Motion to adjourn: Giordano; Second: Delgado
Voice vote: All ayes, motion passes.

Next Meeting Date: Regular meeting – August 15th, 2016

Meeting Location: High Bridge Rescue Squad, 95 West Main St, High Bridge, NJ 08829

Meeting Time: 7:30 P.M.